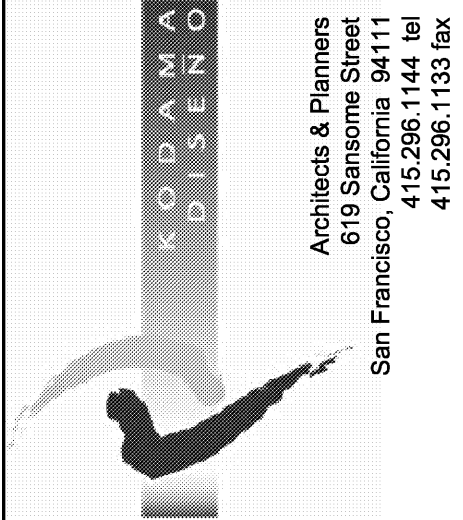
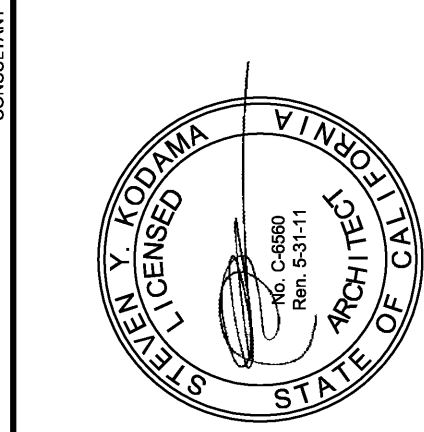


INDEPENDENCE PLAZA OFFICE BUILDING REMODEL

701 ATLANTIC AVE.
ALAMEDA, CALIFORNIA



Architects & Planners
619 Sansone Street
San Francisco, California 94111
415.286.1134 fax
415.286.1133 fax



SEAL

INDEPENDENCE PLAZA Office Building Remodel 701 Atlantic Ave Alameda, CA

PROJECT INFORMATION

1	3.9.11	DESIGN REVIEW	JW	RGB
2	3.24.11	OWNER REVIEW	JW	RGB
3	4.15.11	BID PERMIT SET	JW	RGB
No.	DATE	DESCRIPTION	BY	CKD
AS NOTED		SHEET		
KD PROJ. NO. 2.1010		A0.0		

INDEX OF DRAWINGS

ARCHITECTURAL

A0.0	PROJECT INFORMATION
A0.1	SITE PLAN
A1.1	EXISTING FLOOR PLANS
A2.1	1ST & 2ND FLOOR DEMOLITION PLANS
A2.2	EXISTING ROOF PLAN
A2.3	PROPOSED 1ST & 2ND FLOOR PLANS
A2.4	REFLECTED CEILING & ELECTRICAL PLANS
A2.5	MECHANICAL PLAN
A3.1	PROPOSED BUILDING ELEVATIONS
A3.2	BUILDING SECTIONS
A4.1	INTERIOR ELEVATIONS
A4.2	INTERIOR ELEVATIONS
A4.3	DOOR, WINDOW, & FINISH SCHEDULES
A5.0	DETAILS
A6.1	

PROJECT INFORMATION

PROJECT LOCATION:
701 ATLANTIC AVE.
ALAMEDA, CALIFORNIA

OCCUPANCY GROUP:
B

TYPE OF CONSTRUCTION:
V-N

NUMBER OF STORIES:
2

BUILDING HEIGHT:
25'-6"

TOTAL BUILDING FLOOR AREA:
1ST FLOOR = 8,200 SQ. FT.
2ND FLOOR = 3,860 SQ. FT.
12,070 SQ. FT.

FIRE SPRINKLERED
YES

THESE DRAWINGS ARE BASED ON DRAWINGS OF THE ORIGINAL CONSTRUCTION, BY KODAMA ASSOCIATES MAY 1982 AND PROVIDED BY THE OWNER. IT IS THE INTENTION OF THE DRAWINGS TO DESCRIBE EXISTING CONDITIONS AS ARE CURRENT, AND NEW CONSTRUCTION SHALL BE SHOWN AS SUCH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALAMEDA. THE CONTRACTOR SHALL RESOLVE WITH OWNER AND ARCHITECT BEFORE PROCEEDING. NO ADDITIONAL EXPENSES WILL BE APPROVED FOR ITEMS WHICH CAN BE OBSERVED ON SITE, OR ARE DESCRIBED OR READILY INFERRED FROM THE EXISTING BUILDING DRAWINGS.

DEFERRED SUBMITTALS

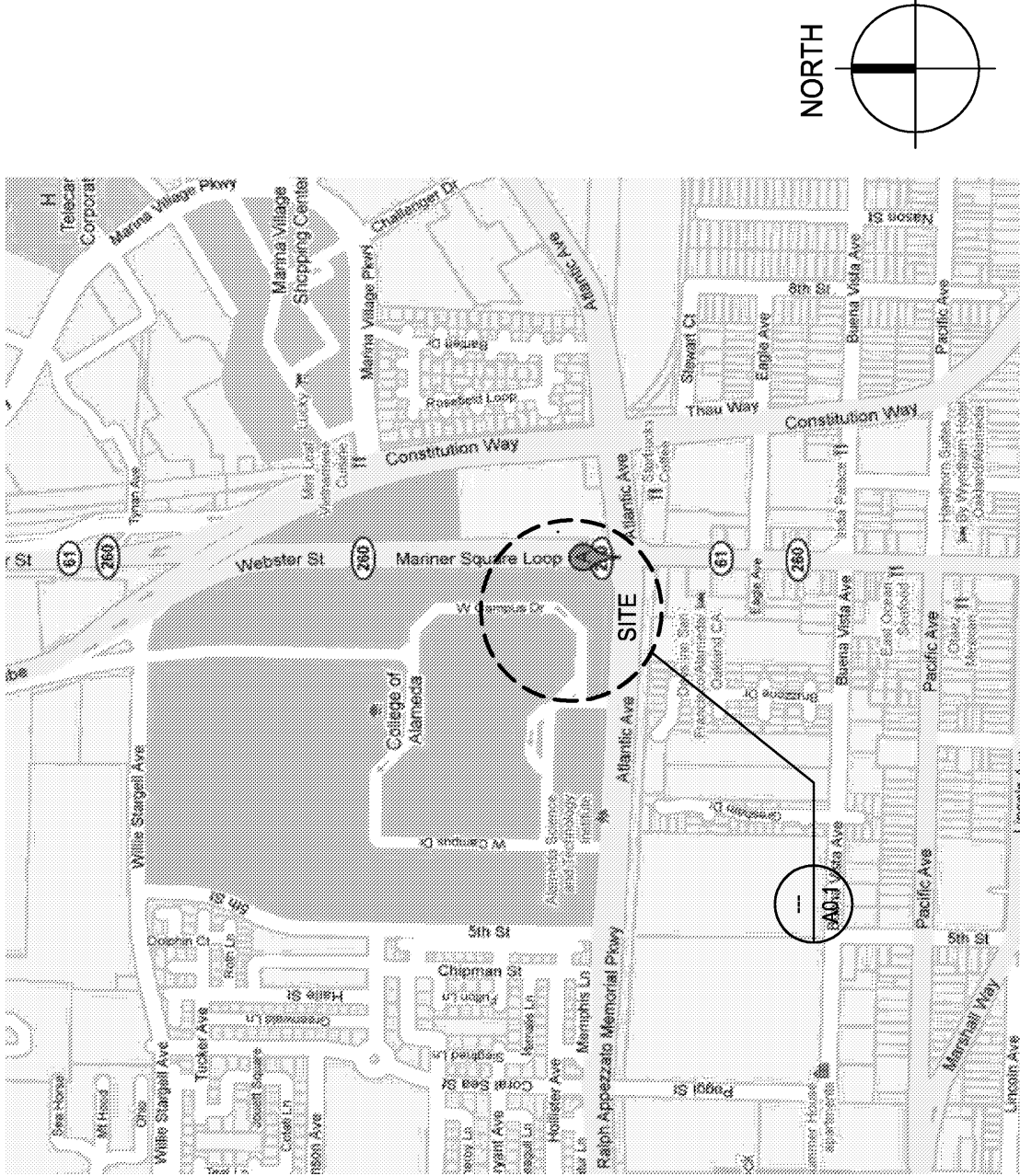
MECHANICAL PLANS WILL BE A DESIGN/BUILD DEFERRED SUBMITTAL;

ELECTRICAL PLANS WILL BE A DESIGN/BUILD DEFERRED SUBMITTAL;

PLUMBING PLANS WILL BE A DESIGN/BUILD DEFERRED SUBMITTAL;

FIRE SPRINKLER PLANS WILL BE A DESIGN/BUILD DEFERRED SUBMITTAL

VICINITY MAP



SCOPE OF WORK

PROVIDE LABOR AND MATERIAL TO EFFECT REMODELING AND ADDITIONS TO EXISTING OFFICE BUILDING.

THE REMODELING SCOPE OF WORK SHALL INCLUDE THE RENOVATION OF SELECT EXISTING FLOOR AND WALL BASE FINISHES, INTERIOR PARTITIONS, DOORS AND DOOR FRAMES, ABANDONMENT OF WIRING TO DEMOLISHING ELECTRICAL OUTLETS AND REMOVAL OF PLUMBING FIXTURES. PROVISION OF NEW FINISHES TO EXISTING FLOOR, WALL, CEILING, AND WALKWAYS. NEW WALL PARTITIONS, DOORS, DOOR FRAMES, AND HARDWARE. RE-DISTRIBUTION OF ELECTRICAL, TELEPHONE AND DATA OUTLETS, LIGHT FIXTURES AND PLUMBING FIXTURES.

THE "ADDITION" SCOPE OF WORK SHALL INCLUDE REVISING THE EXISTING PROGRAMS: MEZZANINE STORAGE TO HOUSE OFFICES AND CONFERENCE ROOM, AND EXTRANCE PORTION OF THE WEST SIDE OF THE BUILDING FROM COLUMN LINE 'A' TO COLUMN LINE 'T'. THIS WILL REQUIRE DEMOLISHING THE WINDOW WALL AND RECONSTRUCTING A NEW WALL ALONG COLUMN LINE 'T' PLUS PROVIDING PERIMETER INFILL WALL ALONG COLUMN LINES 'A' AND 'D'.

PERFORM MINOR REMODELING IN SEPARATE, DISTINCT PHASES AT EXISTING OFFICE BUILDING IN EXISTING RESIDENTIAL DEVELOPMENT (FOR EXISTING STRUCTURES). SEE PLAN INDEX BELOW FOR PHASE DISTRIBUTION.

1. PHASE 1: RECONFIGURE THE SECOND FLOOR MEZZANINE AREA TO HAVE 1 LARGE CONFERENCE ROOM, 1 SMALL CONFERENCE ROOM, 2 STORAGE AREAS AND NEW VESTIBULE AREA. RELOCATE EXISTING HVAC SYSTEM AFFECTED BY NEW CONSTRUCTION.

2. PHASE 2: ADDITIONAL 2 OFFICE SPACES TO BE ADDED TO BACK OF FIRST FLOOR, ALONG WITH NEW HVAC, MECHANICAL, PLUMBING, AND ELECTRICAL WORK. DEMOLITION WORK TO BE DONE FOR EXISTING FIRST FLOOR OFFICES ON SOUTH SIDE. EXISTING BATHROOMS TO BE RENOVATED WITH ADA STANDARDS. ADD NEW ADA COMPLIANT BATHROOM AND NEW ADJACENT STORAGE ROOM.

3. PHASE 3: RECEPTION AREA ON FIRST FLOOR TO BE EXPANDED BY DEMOLISHING EXISTING PARTS OF FRONT ENTRANCE WALL AND WILL INCLUDE NEW EXTERIOR WALL AND STOREFRONT CONSTRUCTION. THREE ADDITIONAL INTERVIEW ROOMS TO BE BUILT BY SOUTH SIDE OF FRONT ENTRANCE.

4. PHASE 4: SHALL BE THE DEMOLITION OF THE LIGHTWEIGHT CONCRETE ON THE SECOND FLOOR, AND ALSO THE WALL DEMOLITION OF EXISTING OFFICES TO RECONFIGURE OPEN OFFICE SPACE.

IN ADDITION TO THE REMODELING BEING COMPLETED IN SEPARATE PHASES, THE SCOPE OF WORK SHALL BE BROKEN DOWN INTO BASE CONTRACT AND ADD ALTERNATES:

ADD ALTERNATE #1 SHALL BE THE REPLACEMENT OF THE LIGHTWEIGHT CONCRETE ON THE SECOND FLOOR. THIS SHALL BE IN PHASE 4 SCOPE OF WORK.

ADD ALTERNATE #2 SHALL BE THE DEMOLITION AND REBUILDING OF THE PERIMETER WINDOW/WALL ON THE WEST SIDE OF THE BUILDING, WHICH CONSTITUTES THE BUILDING BUMP OUT. THIS SHALL BE IN PHASE 3 SCOPE OF WORK.

ALL OTHER DESCRIBED SCOPE OF WORK SHALL CONSTITUTE BASE CONTRACT.

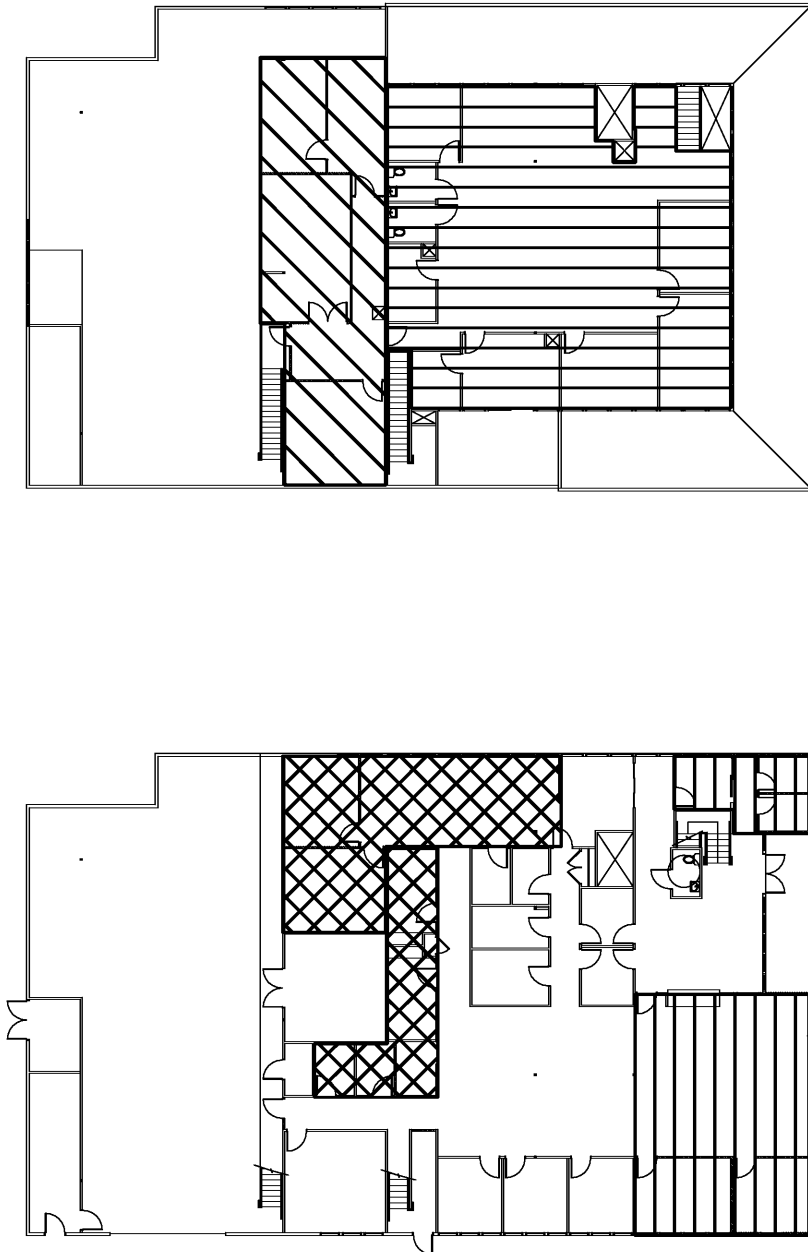
PLAN INDEX

PHASE 1 (SCOPE OF WORK)

PHASE 2 (SCOPE OF WORK)

PHASE 3 (SCOPE OF WORK)

PHASE 4 (SCOPE OF WORK)



GENERAL NOTES

1. PRIOR TO BID SUBMISSION, REVIEW THE WORK OF ALL TRADES BY REVIEWING A COMPLETE SET OF CONSTRUCTION DOCUMENTS & VERIFY ONSITE CONDITIONS. NO EXTRA PAYMENT WILL BE ALLOWED FOR WORK RESULTING FROM LACK OF PROPER APPRAISAL OF THE COMPLETE SCOPE OF WORK.

2. THESE PLANS DO NOT ADDRESS ISSUES RELATED TO ASBESTOS REMOVAL. IF ASBESTOS IS SUSPECTED, OWNER TO PROVIDE TESTING AND MAINTENANCE AS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.

3. ALL DIMENSIONS ARE TO THE FACE OF WOOD STUDS, TO CENTERLINES OF STRUCTURAL COLUMNS, AND TO FACE OF MASONRY WALLS TYP. U.O.N.

4. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. DO NOT RESUME WORK UNTIL SUCH ITEMS HAVE BEEN RESOLVED.

5. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND THE HIGHEST STANDARDS OF THE TRADE.

6. ALL WORK SHALL BE DONE IN A SAFE, ORDERLY MANNER WITHOUT DAMAGE TO OTHER PARTS OF THE PREMISES OR ADJACENT PROPERTIES.

7. THE CONTRACTOR SHALL PROVIDE DUST COVERS AS REQUIRED TO CONTAIN DUST AND DEBRIS WITHIN CONSTRUCTION AREA. BROOM CLEAN ALL AREAS EACH DAY. KEEP DIRT TO A MINIMUM.

8. ALL REMOVED ITEMS TO BE RETAINED AND REUSED SHALL BE DELIVERED TO A PLACE OF STORAGE AS DIRECTED BY OWNER. ALL OTHER ITEMS SHALL BE DISPOSED OF OFF SITE IN A LEGAL MANNER.

9. WHERE (E) CONSTRUCTION IS CUT, DAMAGED, OR REMODELED PATCH WITH MATERIALS TO MATCH IN KIND, QUALITY, FINISH, APPEARANCE & PERFORMANCE.

10. WORK SHALL BE EXECUTED IN A CAREFUL AND ORDERLY MANNER WITH THE LEAST POSSIBLE DISTURBANCE TO THE PUBLIC AND TO OCCUPANTS OF THE EXISTING BUILDINGS.

11. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR SAFETY OF ALL PERSONS ON OR ABOUT THE CONSTRUCTION SITE, IN ACCORDANCE WITH APPLICABLE LAWS AND CODES. GUARD AGAINST ALL HAZARDS IN ACCORDANCE WITH THE LATEST EDITION OF THE OSHA SAFETY MANUAL OF ACCIDENT PREVENTIONS PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA.

12. CLEAN ALL EXPOSED SURFACES AND NEW EQUIPMENT AFTER COMPLETION.

13. MATERIALS USED ARE NEW, UNLESS OTHERWISE NOTED AS EXISTING.

14. DO NOT SCALE THE DRAWINGS. DIMENSIONS TAKE PRECEDENCE.

SYMBOLS

KEY NOTE	ROOM NAME	ROOM NUMBER
1	101	
1	DETAIL REFERENCE	
1	SECTION REFERENCE	
1	FINISHES REFERENCE	
1	INTERIOR ELEVATION REFERENCE	
1	OCCUPANT LOAD CALCULATION	
1	DENOTES AREA ACCESSORY TO PRIMARY OCCUPANCY CLASSIFICATION	
1	AREA NOT ON ACCESSIBLE PATH OF TRAVEL (SEE SITE PLAN NOTE 3, SHIT, A1.01)	
1	EXTERIOR ELEVATION	
1	AREA NOT ON ACCESSIBLE PATH OF TRAVEL (SEE SITE PLAN NOTE 3, SHIT, A1.01)	

PROJECT DIRECTORY

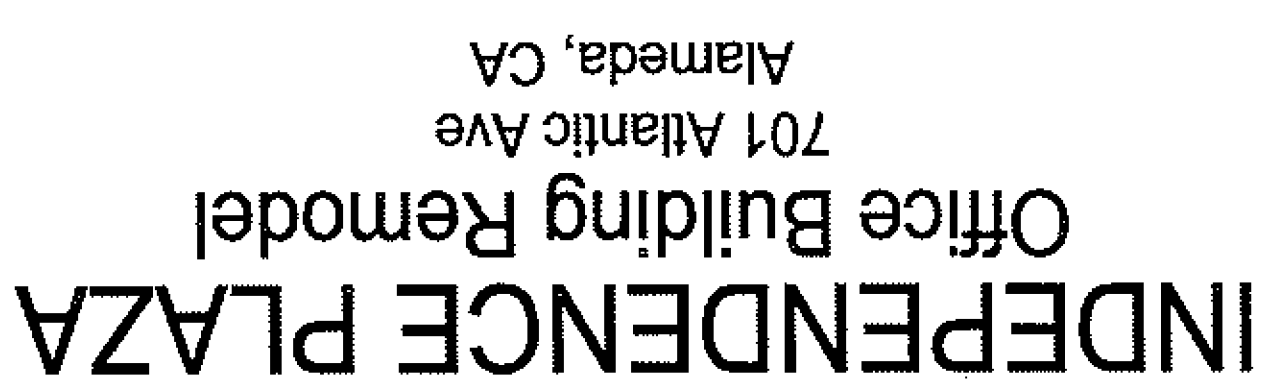
OWNER HOUSING AUTHORITY OF THE CITY OF ALAMEDA 701 Atlantic Ave. Alameda, CA 94501-2181 t: 510.747.4306 Contact: Robert Haun for info call 510.522.6467 for info call 510.522.6467 Email: mau@ci.alameda.ca.us	ARCHITECT KODAMA DISEÑO ARCHITECTS 619 Sansone St. San Francisco, CA 94111 STEVEN KODAMA, Principal Architect Email: skodama@kodamadiseno.com t: 415.286.1144 ext. 115 f: 415.286.1133
GENERAL CONTRACTOR (TO BE DETERMINED)	

APPLICABLE CODES

2007 CALIFORNIA BUILDING CODE (CBC), PARTS 1 & 2, TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS (C.C.R.)
CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
2007 CALIFORNIA FIRE CODE (CFC)

ABBREVIATIONS

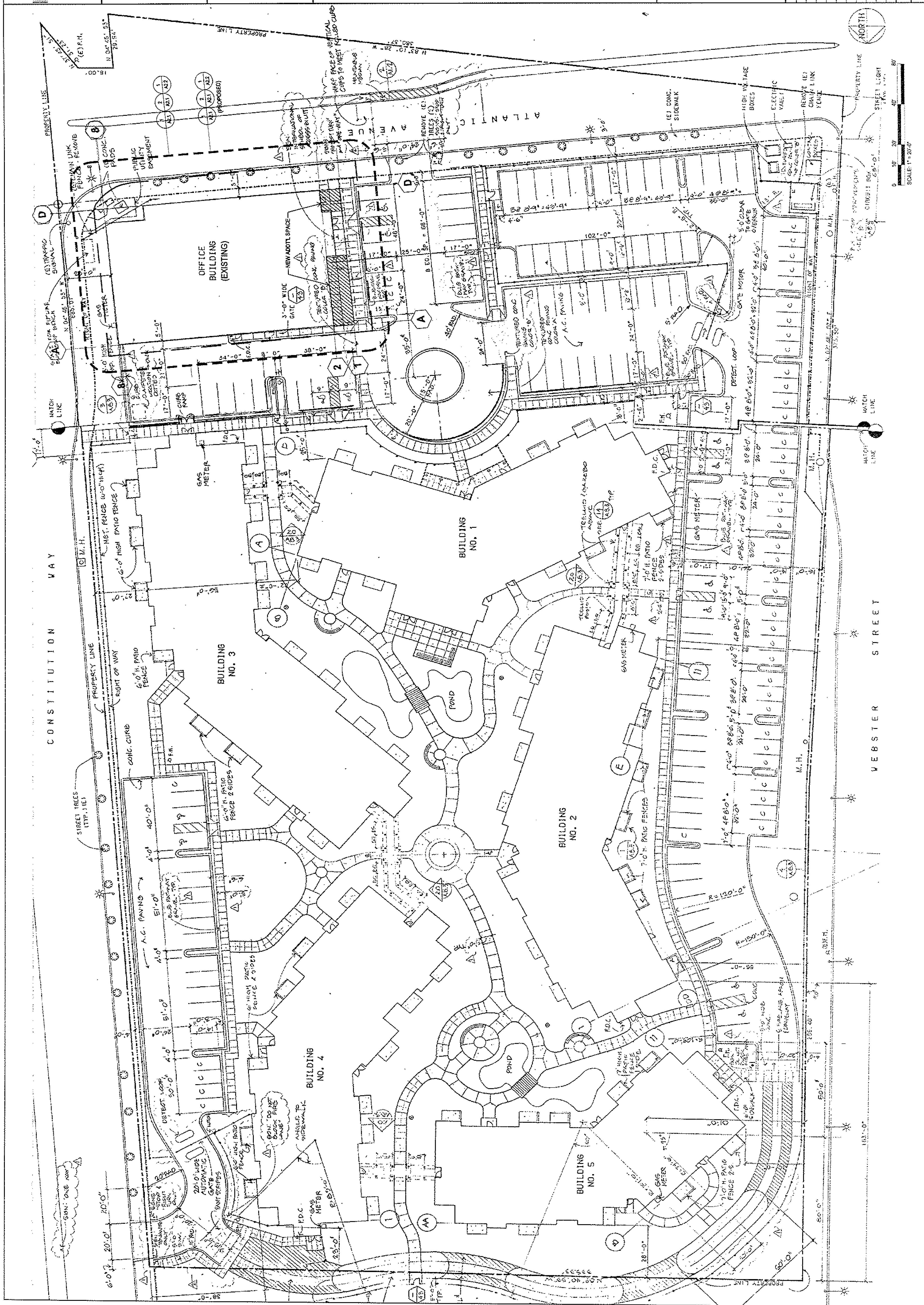
GA	GAUGE	SSD	See Plumbing Drawings
GL	Grab Bar	SSD	See Structural Drawings
GB	Grab Bar	SQ	Square
GD	Garbage Disposer	SST	Stainless Steel
G.F.C.I.	Ground Fault Interrupter	SSK	Service Sink
GL	Grade	STL	Steel
GR	Grade	STOR	Storage
G.M.	Gypsum	STRL	Structural
GYP	Gypsum	SUSP.	Suspended
H.B.	Hose Bib	SYM.	Symmetrical
AC	Asphaltic Concrete	T	Tread
ACR	Acrylic	T&G	Tack Board
AD	Adhesive	T.B.	Towel Bar
ADJ.	Adjustable	T.C.	Top of Curb
AGGR	Aggregate	TEL	Telephone
ALU	Aluminum	TER	Terrazzo
APPROX.	Approximate	T&G	Tongue & Groove
ARCH.	Architectural	THK	Thick
ASB	Asbestos	T.P.	Top of Pavement
ASSY.	Assembly	T.V.	Television
BD	Board	T.W.	Typical
BTUM	Building	UNF.	Unfinished
BLK	Block	U.O.N.	Unless Otherwise Noted
BLKG	Blocking	UR	Urinal
BM	Beam	VERT.	Vertical
BT	Bottom	VEST.	Vestibule
B.U.	Bar Up	V.G.	Vertical Grain
CAB	Cabinet	W.	West
C.B.	Catch Basin	W/C	Water Closet
CELL	Cellular	W.D.	Wood
CEM.	Cement	W.D.	Wood
CEK	Ceramic	W.O.	Without
C.I.	Cast Iron	WP	Waterproof
C.I.P.	Cast in Place	WSP.	Water Resistant
C.J.	Control Joint	WT.	Weight
CHG.	Chalkboard		
CLK	Clock		
CLG	Clauking		
CLR	Clear		
CLO	Closet		
CLT	Column		
CONC	Concrete		
CONF	Conference		
CONN	Connection		
CONTR	Contractor		
CONT.	Continuous		
CTR	Center		
CTS	Countersink		
CTS.K	Countersink		
D.A.	Disabled Accessible		
DEPT.	Department		
D.F.	Drinking Fountain		
DET.	Detail		
DIFF.	Diffuser		
DM.	Dimension		
DM.	Dimension		
DISP.	Disposal		
DN	Down		
DR	Door		
D.O.	Door Opening		
D.W.	Dishwasher		
DWG.	Drawing		
DS	Downspout		
E.	East		
EA	Expansion Joint		
E.J.	Expansion Joint		
ELEC.	Electrical		
ELEV.	Elevator		
EMER.	Emergency		
ENCL.	Enclosure		
E.P.	Electrical Panel		
E.Q.	Equipment		
EQPT.	Electric Water Cooler		
EXST.	Existing		
EXP.	Exposed or Expansion		
EXT.	Exterior		
F.A.	Fire Alarm		
F.A.U.	Forced Air Unit		
F.D.	Floor Drain		
F.D.N.	Foundation		
F.E.	Fire Extinguisher		
F.E.C.	Fire Extinguisher Cabinet		
F.H.C.	Fire Hose Cabinet		
F.H.W.S.	Flat Head Wood Screw		
FIN	Finish		
F.J.	Floor Joist		
FLASH.	Flashing		
FLUOR.	Fluorescent		
F.O.	Face of Concrete		
F.O.C.	Face of Concrete		
F.O.C.	Face of Concrete		
FPRE	Fireproof		
FT.	Foot or Feet		
FTG.	Footing		
FUR.	Furring		

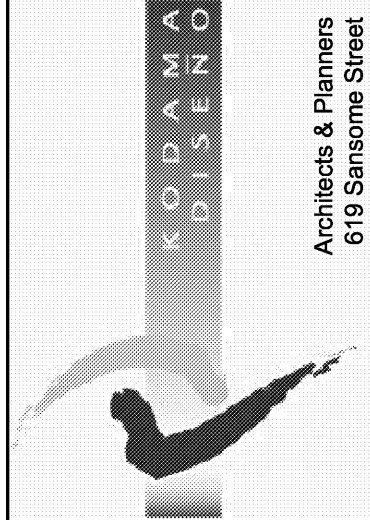


SITE PLAN

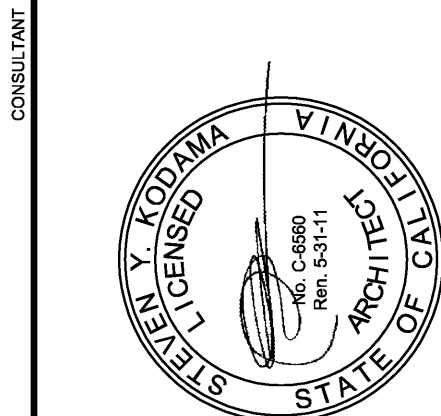
		DESIGN REVIEW	JW RCI
1	3 8 11		
2	3 24 11	GAME R REVIEW	JW RCI
3	4 15 11	BUD PERMAN SET	JW RCI

A0.1





Architects & Planners
619 Sansome Street
San Francisco, California 94111
415.296.1144 tel
415.296.1133 fax



SEAL

INDEPENDENCE PLAZA
Office Building Remodel
701 Atlantic Ave
Alameda, CA

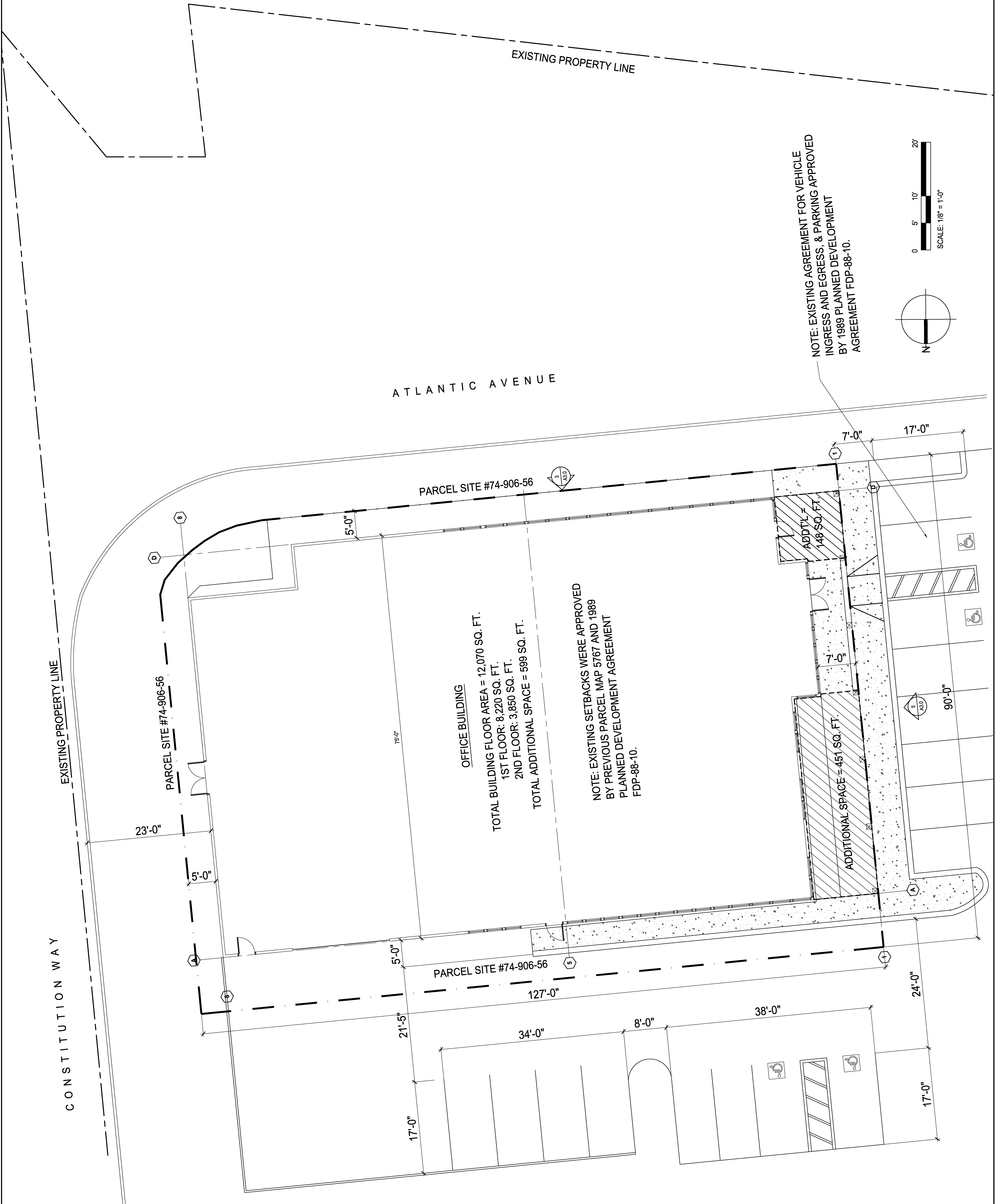
701 Atlantic Ave
Alameda, CA

SITE PLAN

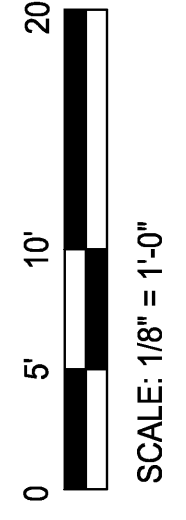
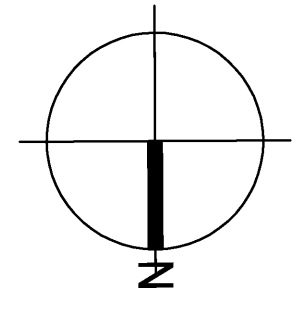
No.	DATE	DESCRIPTION	BY	CODE
1	3.9.11	DESIGN REVIEW	JW	ROB
2	3.24.11	OWNER REVIEW	JW	ROB
3	4.15.11	BID PERMIT SET	JW	ROB

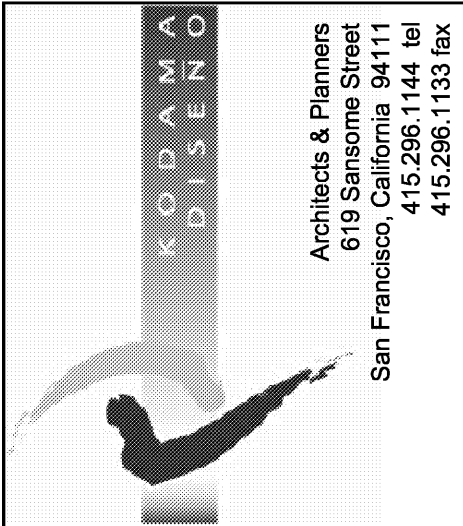
SCALE	1/8" = 1'-0"	SHEET
KD PROJ. NO.	2.1010	

A0.2

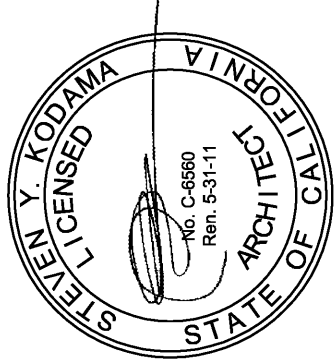


NOTE: EXISTING AGREEMENT FOR VEHICLE
INGRESS AND EGRESS, & PARKING APPROVED
BY 1989 PLANNED DEVELOPMENT
AGREEMENT FDP-88-10.





Architects & Planners
619 Sansome Street
San Francisco, California 94111
415.296.1144 tel
415.296.1133 fax



SEAL

INDEPENDENCE PLAZA
Office Building Remodel
701 Atlantic Ave
Alameda, CA

Alameda, CA

1ST AND 2ND FLOOR DEMOLITION PLANS

[illegible]

SCALE	$\frac{1}{8}" = 1'-0"$
KD PROJ. NO.	2.1010
SHEET	
A2.1	

LEGEND

EXISTING PARTITION TO BE DEMOLISHED

EXISTING DOOR AND DOOR FRAME TO BE DEMOLISHED

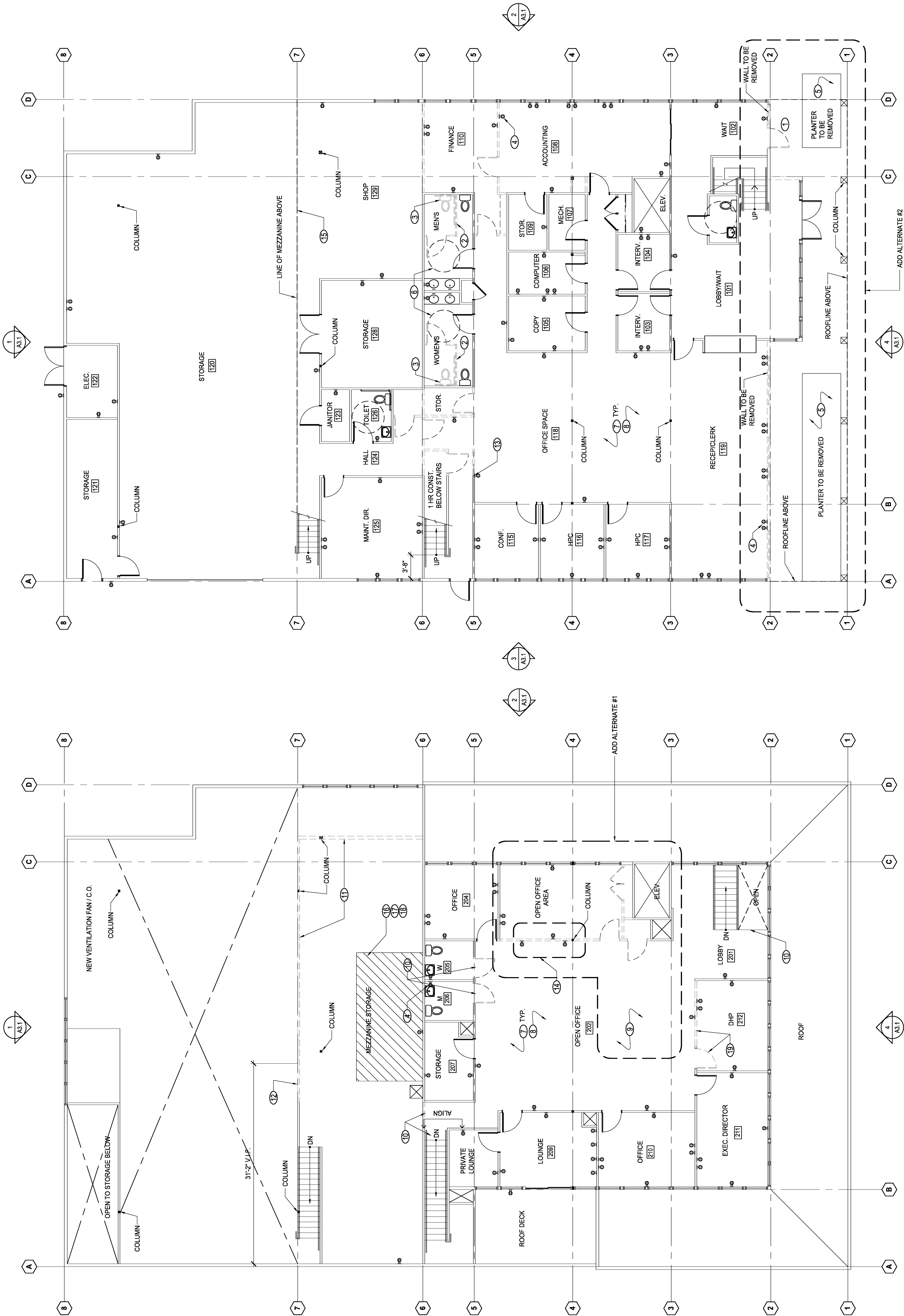
EXISTING DOOR TO BE REMOVED

GENERAL FLOOR PLAN NOTES

1. U.O.N. ALL EXISTING WORK SHALL REMAIN.
2. ALL EXISTING WALL TO BE REMOVED AS INDICATED ON DRAWINGS. FLOOR SLAB AND FOUNDATIONS TO BE PRESERVED
3. WHERE EXISTING WORK IS TO BE REMOVED, EXERCISE CARE IN MINIMIZING DAMAGE TO ADJACENT AREAS OF WORK TO REMAIN.
4. (E) RESILIENT FLOORING AT TOILET ROOM FLOOR TO REMAIN.
5. (E) WOOD COLUMNS ALONG COLUMN LINE 1, BETWEEN "A" AND "D" TO REMAIN.
6. RESILIENT BASE AT TOILET ROOM FLOOR TO REMAIN.

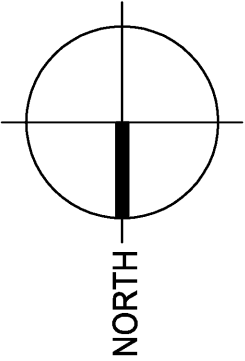
SHEET NOTES

- | | |
|----|---|
| 1 | DEMOLISH (E) PERIMETER GLASS DOOR. |
| 2 | DEMOLISH (E) TOILET PARTITION. |
| 3 | DEMOLISH (E) WATER CLOSET, GAP DRAIN LINE FLUSH AT FLOOR LINE AND WATER SUPPLY FLUSH AT WALL LINE. |
| 4 | AT OUTLETS LOCATE ON PARTITIONS SCHEDULES FOR DEMOLITION. REMOVE EXISTING HOUSE RUNS BACK TO THE SUBPANEL(S). |
| 5 | REMOVE (E) PLANTING FROM PLANTER BOXES. EXCAVATE TOP SOIL AND PREPARE (E) PITS TO RECEIVE BRUSHED RUB SLAB BASE, SAND AND CONCRETE SLAB TO MATCH ADJACENT SLAB. |
| 6 | (E) RESIDENT FLOORING AT TOILET ROOM TO REMAIN. REPAIRS TO EXISTING PARTITION STANCHIONS TO RECEIVE PATCH AND REPAIR WORK. |
| 7 | DEMOLISH (E) FLOOR BASE (WOOD OR RESILIENT, V.I.F.), TYPICAL THROUGHOUT SPACE, EXCEPT AT TOILET ROOM FLOORS. |
| 8 | DEMOLISH (E) CARPET FLOOR AND PAD (V.I.F.), TYPICAL THROUGHOUT SPACE EXCEPT AT TOILET ROOM FLOORS. |
| 9 | DEMOLISH (E) LIGHT WEIGHT CONCRETE TOPPING SLAB ± 2" THICK, V.I.F. |
| 10 | LIMIT OF CONCRETE TOPPING AND FLOORING) DEMOLITION. |
| 11 | DEMOLISH (E) LOW HEIGHT PARTITION FLUSH WITH FLOOR LEVEL. |
| 12 | COORDINATE EXTENT OF (E) LOW HEIGHT PARTITION TO REMAIN WITH PROPOSED FLOOR PLAN. |
| 13 | COORDINATE EXTENT OF (E) PARTITION TO REMAIN WITH PROPOSED FLOOR PLAN. |
| 14 | RELOCATE (E) POWER, TELEPHONE, AND BATH OUTLETS TO MODULAR FURNITURE SYSTEM. |
| 15 | RELOCATE (E) 220 V POWER OUTLET VIA CEILING @ DROP FOR TABLE SAW. |
| 16 | CONFIRM FLOOR DEFLECTION IN THIS AREA, AND VERIFY THAT IT DOES NOT EXCEED $\frac{1}{8}$ " AT ITS LOWEST POINT. |
| 17 | IF DEFLECTION EXCEEDS "CONTACT OWNER AND ARCHITECT FOR INSTRUCTIONS ON HOW TO PROCEED. |
| 18 | IF DEFLECTION IS LESS THAN $\frac{1}{8}$ " PREPARE THIS PORTION OF FLOOR AREA TO RECEIVE A SKIN COAT OF GYP-CRETE LEVELING COMPOUND. |
| 19 | REMOVE DOOR AND DOOR FRAME AND FLOOR TO EXISTING PARTITION WITH INDOOR, DOOR FRAME, SIGHT AND CLOSET(S) GLAZING. |



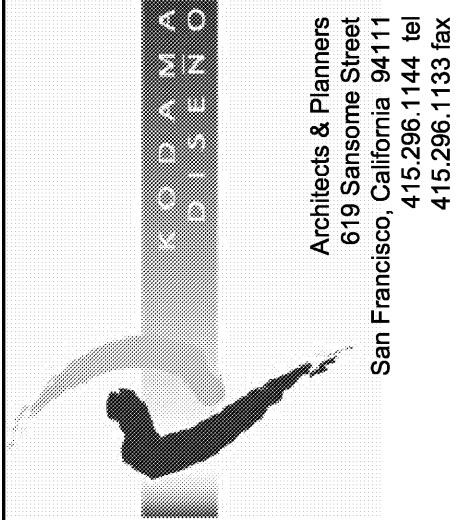
1
A2.1
EXISTING 1ST FLOOR PLAN
1/8" = 1'-0"

2
A2.1



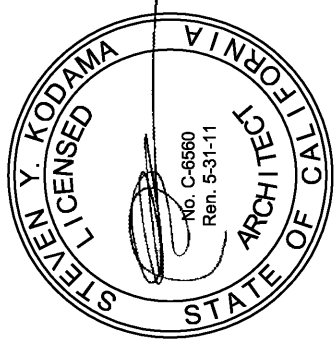
0 1' 5' 10' 20'

SCALE: $\frac{1}{8}" = 1'-0"$



KODAK SAFETY FILM DISK

Architects & Planners
619 Sansome Street
San Francisco, California 94111
415.296.1144 tel
415.296.1133 fax



FEA





INDEPENDENCE PLAZA
Office Building Remodel
701 Atlantic Ave
Alameda, CA

Alameda, CA

PROPOSED
1ST & 2ND
FLOOR PLANS

No.	DATE	DESCRIPTION	BV CREDIT
SCALE	$\frac{1}{8}'' = 1'-0''$	SHEET	
KD PROJ NO.	2-1010	A2.3	
1	3.9.11	DESIGN REVIEW	JWJ RCB
2	3.24.11	OWNER REVIEW	JWJ RCB
3	4.15.11	BID PERMIT SET	JWJ RCB

LEGEND

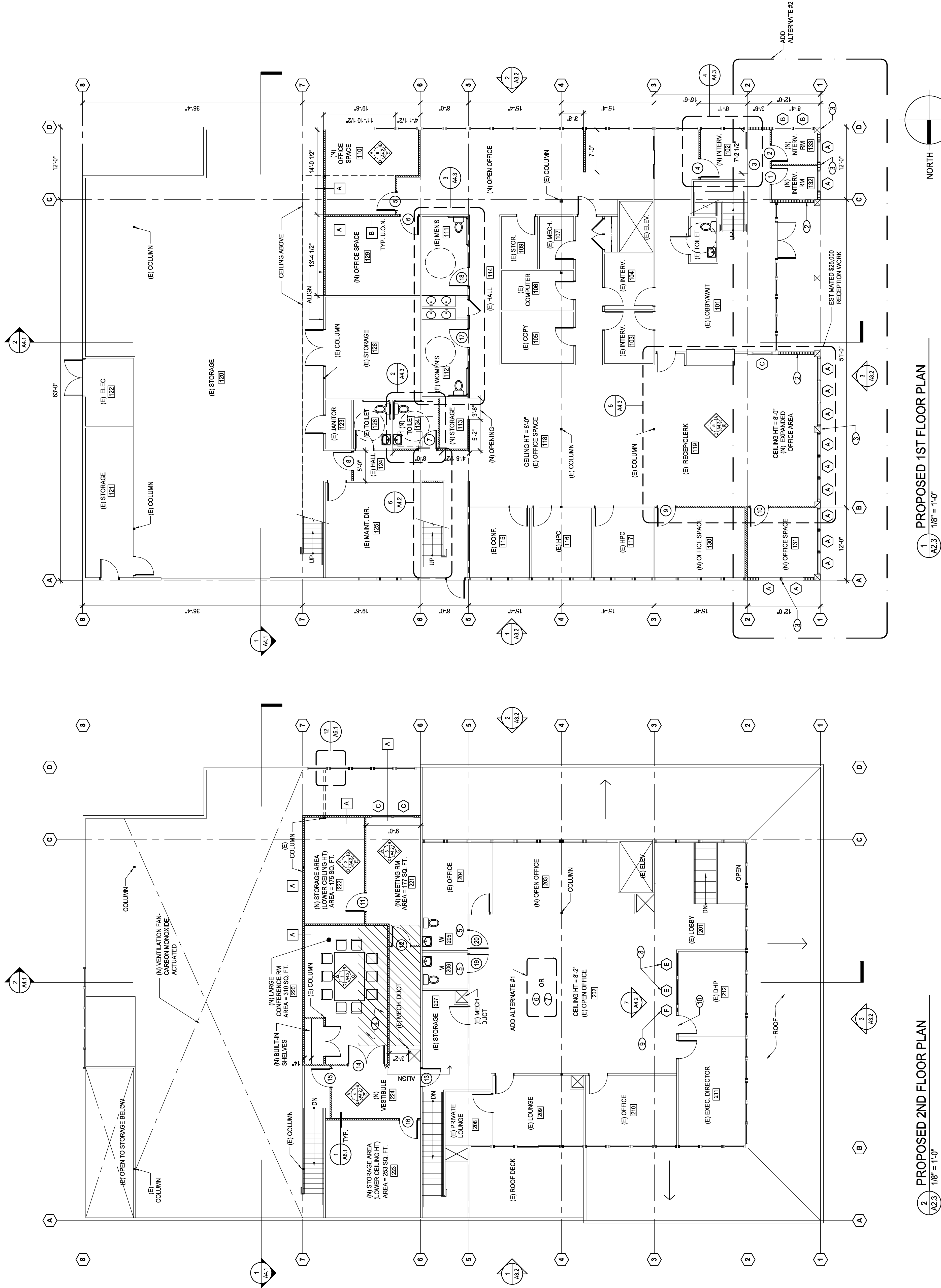
- | | |
|---|---|
|  | NEW CONSTRUCTION
INTERIOR PARTITION |
|  | NEW CONSTRUCTION
PERIMETER PARTITION |
|  | EXISTING DOOR TO REMAIN
(NO WORK) |
|  | (N) DOOR WITH (N) HARDWARE |

GENERAL FLOOR PLAN NOTES

1. ALL (N) EXTERIOR WALLS ARE TO BE 2x6 STUDS WITH 5/8" GYP. BD. AT EXTERIOR FACE, 19" INSUL. OR EXISTING, EXT. PLWYD. PER STRUCT. AND 7/8" CEMENT PLASTER EXT. FIN.
2. ALL (N) INTERIOR WALLS ARE TO BE 2x4 STUDS U/O N. WITH 5/8" GYP. BD. BOTH SIDES U/O N. PROVIDE 2x6 STUDS WHERE NOTED AND/OR SHOWN ON DWGS.
3. ALL NEW WALLS (EXTERIOR AND INTERIOR) ARE NON FIRE RATED EXCEPT AS NOTED

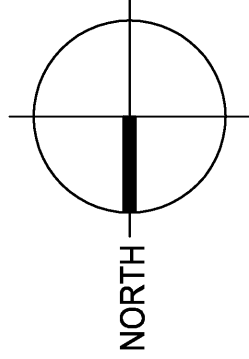
SHEET NOTES

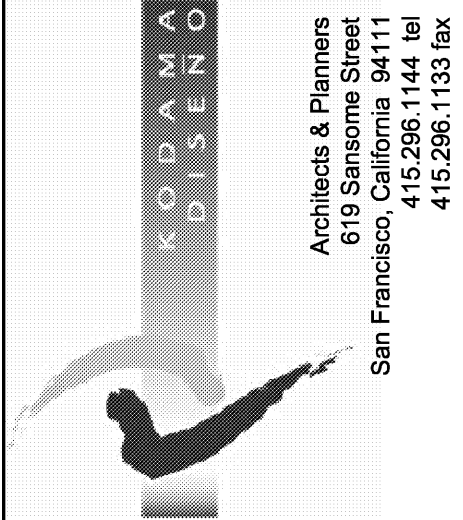
- ① FILL IN POURING PIT WITH ROCK BASE. COURSE AND CONCRETE SLAB TO MATCH EXISTING. ALIGN WITH EXISTING SLAB ELEVATION.
- ② (N) PERIMETER WALL.
- ③ (N) PERIMETER WINDOW IN (N) WALL.
- ④ (N) PROVIDE GYP-CRETE LEVELING COMPOUND NOT MORE THAN 1" IN THICKNESS IN INDICATED AREA. V.I.F.
- ⑤ EXISTING FLOORING TO REMAIN, NO WORK.
- ⑥ PROVIDE (N) LIGHT WEIGHT CONCRETE TOPPING SLAB TO MATCH EXISTING.
- ⑦ PROVIDE 1-1/8" FL WINDOW SUB-FLOOR OVER EXISTING FLOOR. JOIST.
- ⑧ CLERESTORY GLAZING.
- ⑨ SIDELIGHT GLAZING.
- ⑩ CLERESTORY GLAZING ABOVE DOOR.



1
A2.3
1/8" = 1'-0"

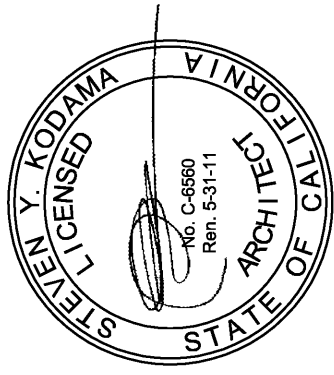
2
A2.3





Architects & Planners
619 Sansome Street
San Francisco, California 94111
415.296.1144 tel
415.296.1133 fax

CONSULTANT



SEAL

INDEPENDENCE PLAZA
Office Building Remodel
701 Atlantic Ave
Alameda, CA

Alameda, CA

PROPOSED ROOF PLAN

[illegible]

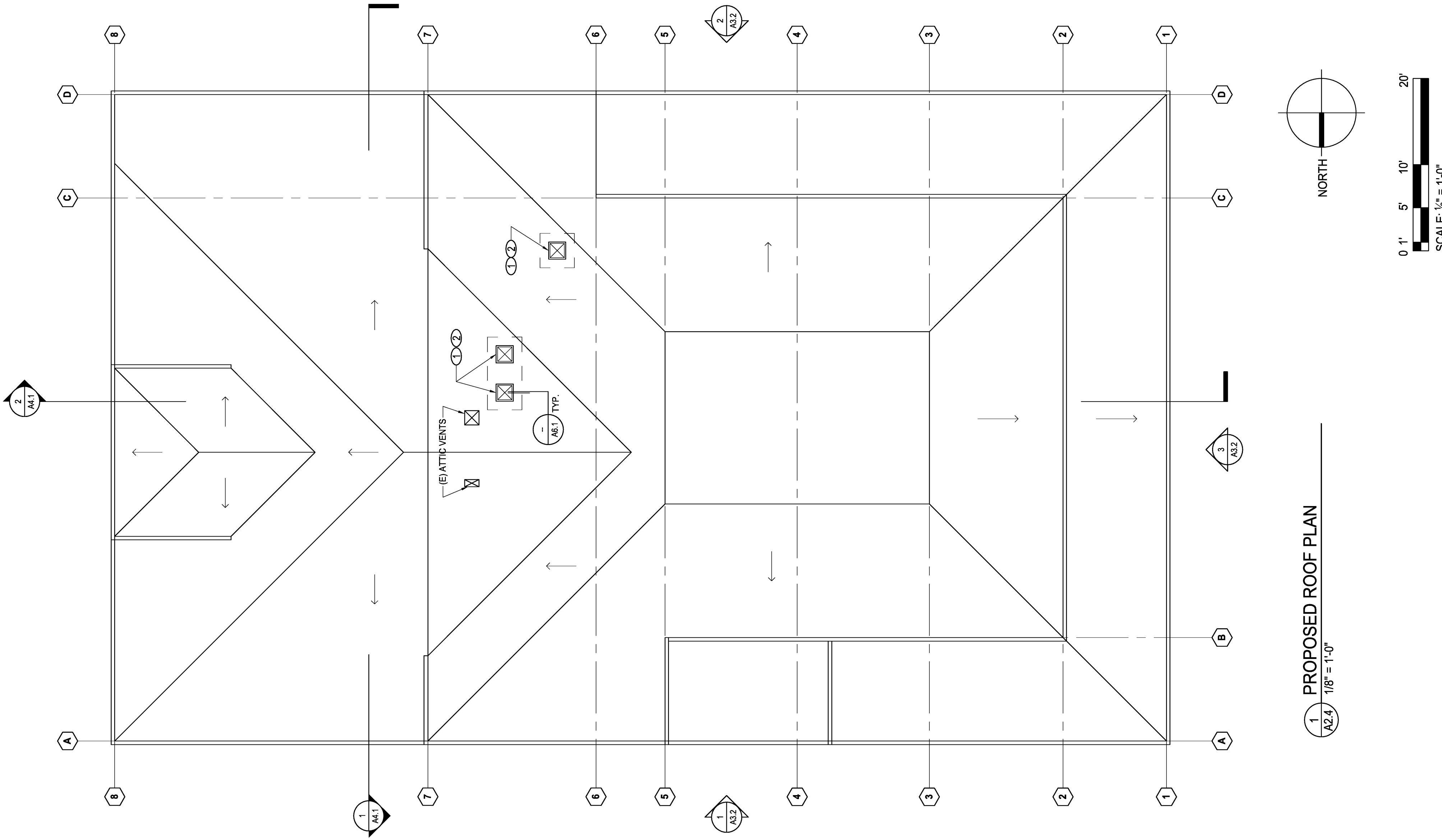
SCALE	$\frac{1}{8}'' = 1'-0''$	SHEET	A2.4
KD PROJ. NO.	2.1010		

LEGEND

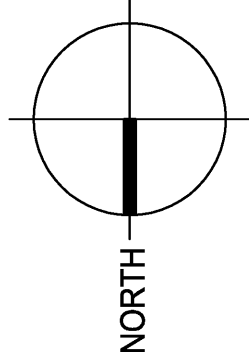
GENERAL ROOF PLAN NOTES

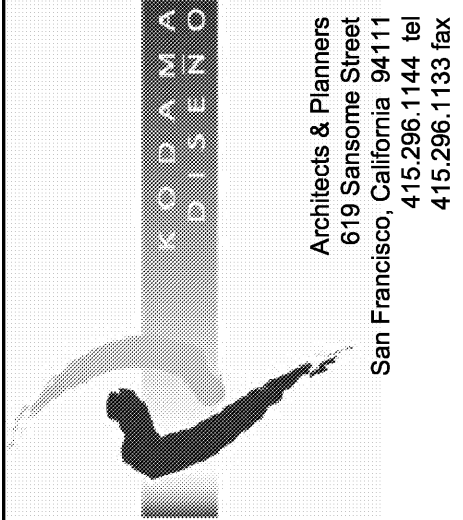
SHEET NOTES

- ① PROVIDE (N) ELECTRICALLY OPERATED SKYLIGHTS AT SECOND FLOOR CONFERENCE ROOM. COORDINATE EXACT LOCATION WITH (N) LIGHTING SCHEME)
- ② PROVIDE NEW 2X _____ ? DOUBLE HEADER AT BOTTOM ENDS OF SKYLIGHT. PERPENDICULAR TO DIRECTION OF ROOF JOIST
- ③ PATCH AND REPAIR ROOFING FELTS, METAL FLASHING AND ROOFING MATERIAL TO ACCOMMODATE NEW SKYLIGHTS

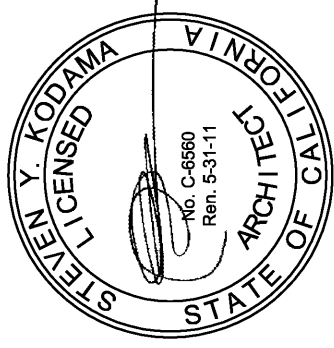


1 PROPOSED ROOF PLAN
A2.4 1/8" = 1'-0"





Architects & Planners
619 Sansome Street
San Francisco, California 94111
415.296.1144 tel
415.296.1133 fax



NEA

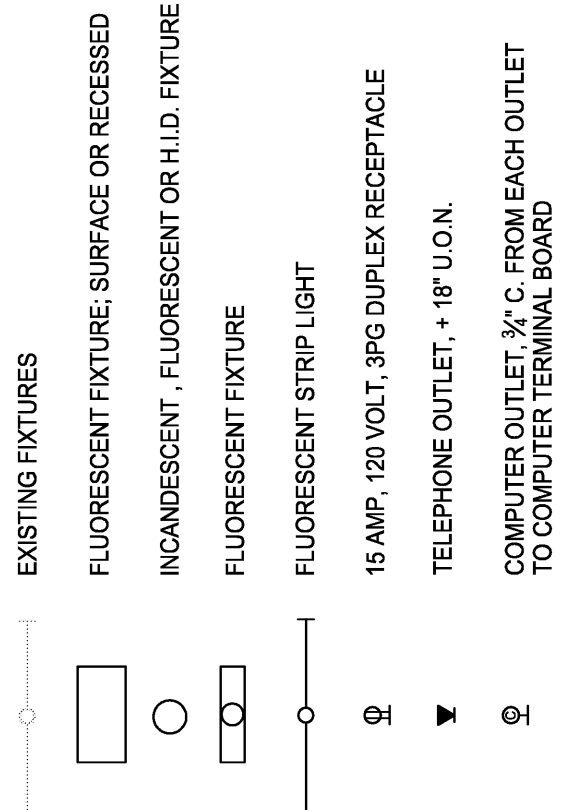
INDEPENDENCE PLAZA
Office Building Remodel
701 Atlantic Ave
Alameda, CA

Alameda, CA

REFLECTED CEILING & ELECTRICAL PLANS

[illegible]

LEGEND

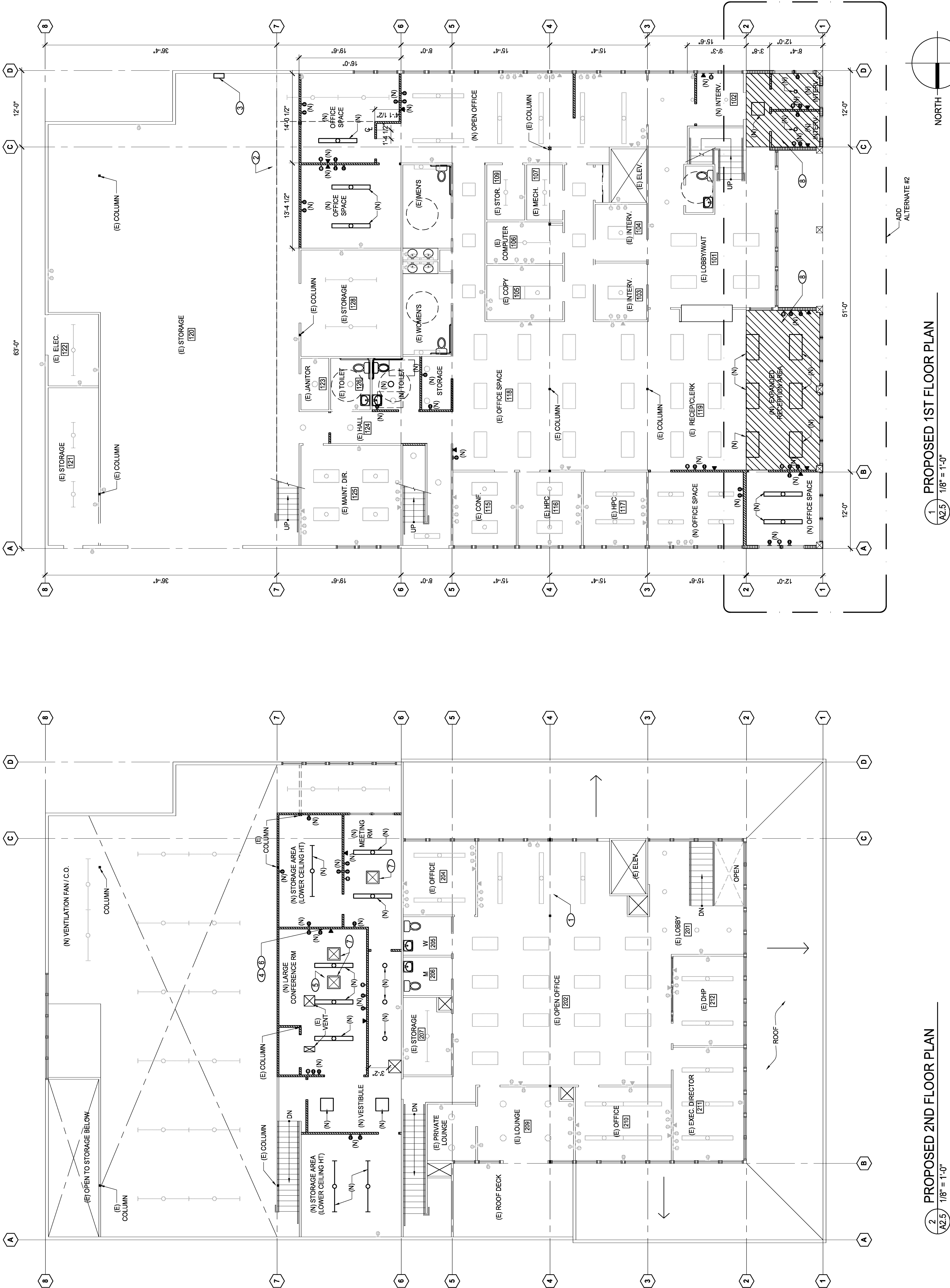


GENERAL REFLECTED CEILING & ELECTRICAL FLOOR PLAN NOTES

1. ALL NEW WORK SPACE (OFFICE AND MODULAR FURNITURE CUBICLES) SHALL HAVE VOIP CAT 5 HOME RUNS BACK TO THE COMPUTER ROOM 106. FINAL LOCATIONS SHALL BE AS DIRECTED BY OWNER.

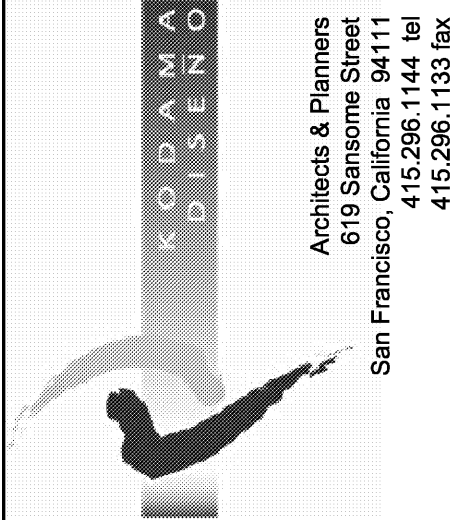
SHEET NOTES

- ① PROVIDE RELOCATED POWER, TELEPHONE AND DATA OUTLETS AT OWNERS MODULAR FURNITURE SYSTEM.
- ② PROVIDE RELOCATED 220 V POWER OUTLETS VIA CEILING DROP FOR TABLE SAW.
- ③ PROVIDE (N) SURFACE MOUNTED 30 AMP ELECTRICAL SUPPWER.
- ④ PROVIDE RECESSED CLOCK OUTLET AT CENTER OF ROOM AT 8'4" A.F.
- ⑤ PROVIDE FLOOR MOUNTED OUTLET FOR POWER, DATA, TELEPHONE (CAT 5), TELEPHONE (ANALOGUE) AND TV CABLE.
- ⑥ PROVIDE CABLE OUTLET AND 2 CAT 5 OUTLETS.
- ⑦ PROVIDE (N) 2X2 ELECTRICALLY OPERATED SKYLIGHTS
- ⑧ PROVIDE ½" GYP BD. INSTALLED DIRECTLY OVER ROOF OVERHANG STRUCTURE.

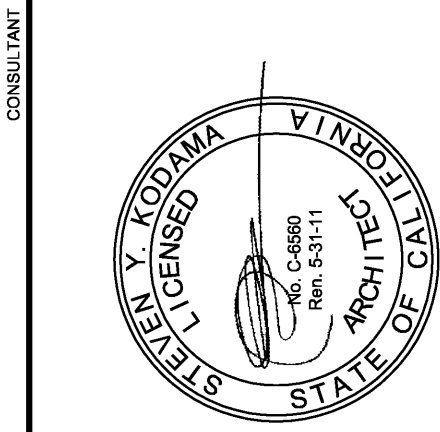


PROPOSED 1ST FLOOR PLAN

2 PROPOSED 2ND FLOOR PLAN



Architects & Planners
619 Sansome Street
San Francisco, California 94111
415.296.1144 tel
415.296.1133 fax



SEAL

INDEPENDENCE PLAZA
Office Building Remodel
701 Atlantic Ave
Alameda, CA

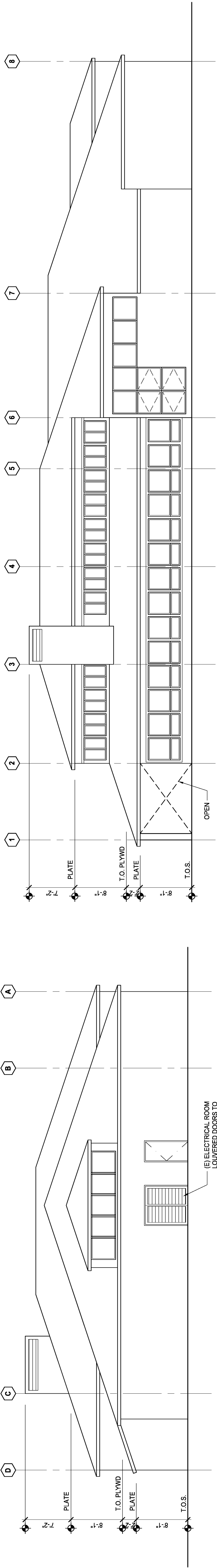
Alameda, CA

EXISTING BUILDING ELEVATIONS

No.	DATE	DESCRIPTION	BY	CHKD
1	3 9 11	DESIGN REVIEW	JW	
2	3 24 11	OWNER REVIEW	JW	
3	4 15 11	BID PERMIT SET	JW	

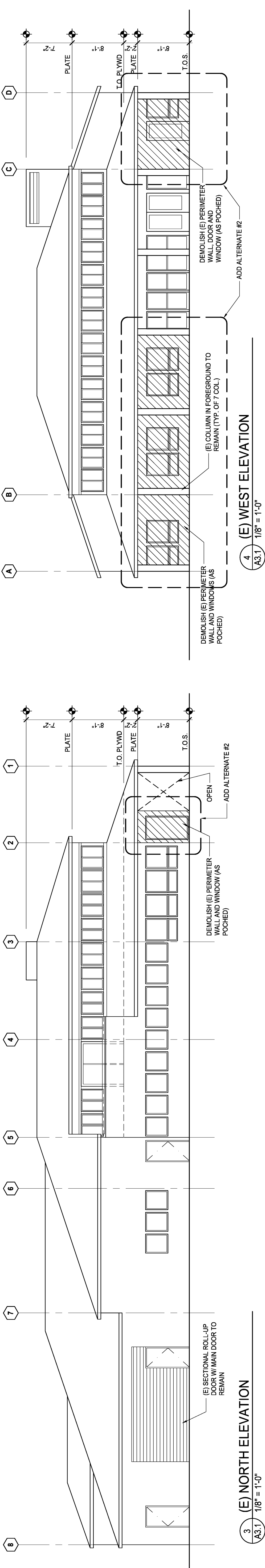
SCALE	$\frac{1}{8}'' = 1'-0''$	SHEET
KD PROJ. NO.	2.1010	

A3.1



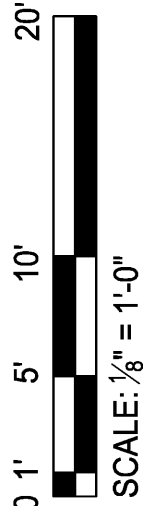
1
A3.1 (E) EAST ELEVATION (NO CHANGE)
1/8" = 1'-0"

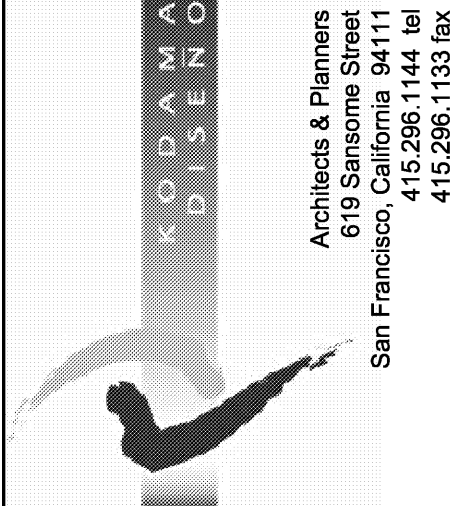
(E) SOUTH ELEVATION



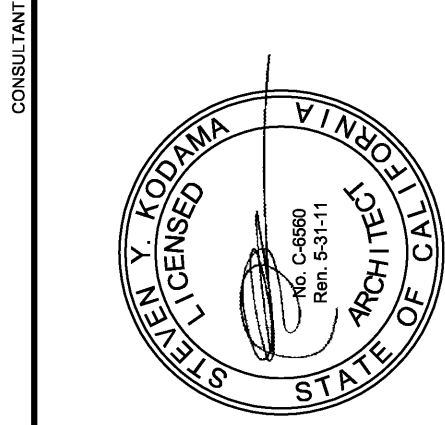
3 (E) NORTH ELEVATION
A3.1 1/8" = 1'-0"

4 (E) WEST ELEVATION
A3.1 1/8" = 1'-0"





Architects & Planners
619 Sansome Street
San Francisco, California 94111
415.296.1144 tel
415.296.1133 fax



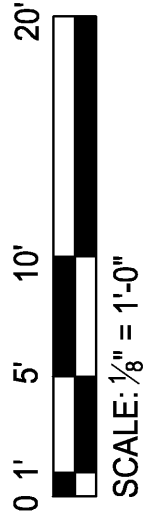
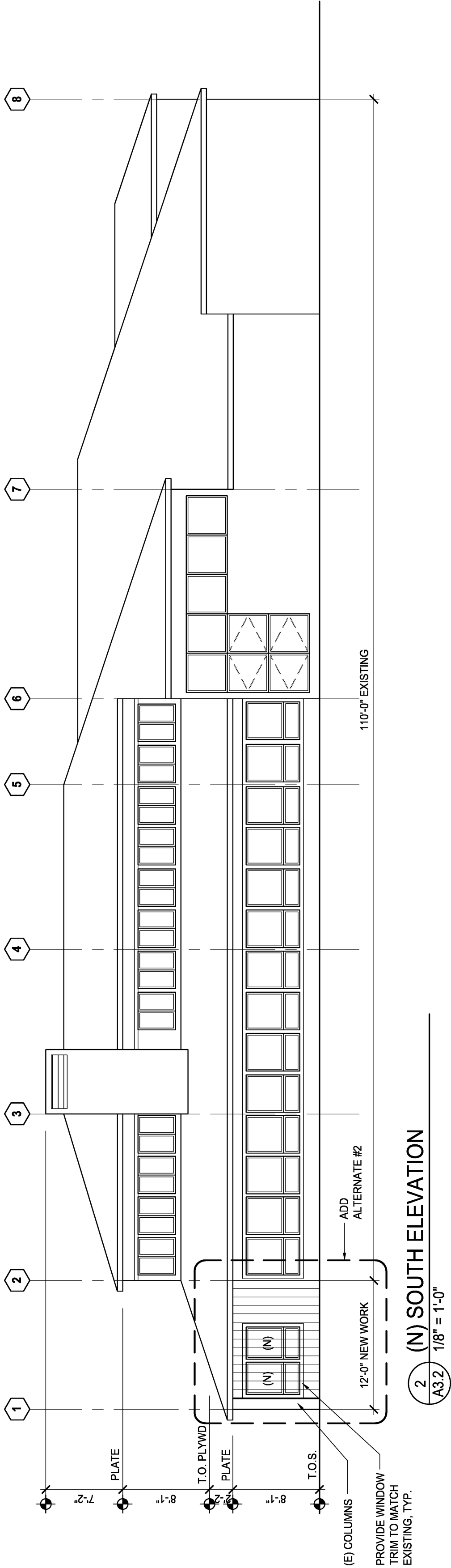
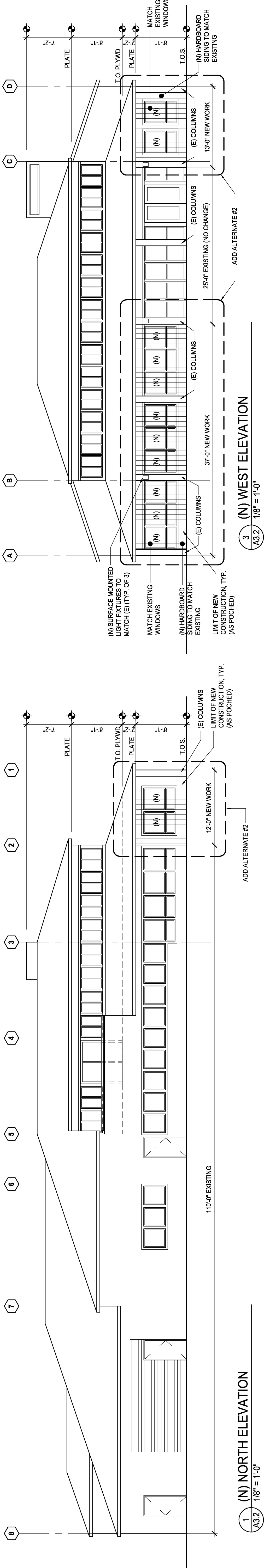
SEAL

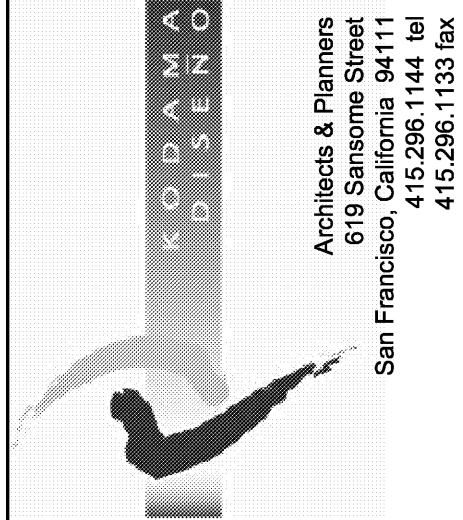
INDEPENDENCE PLAZA
Office Building Remodel
701 Atlantic Ave
Alameda, CA

701 Atlantic Ave
Alameda, CA

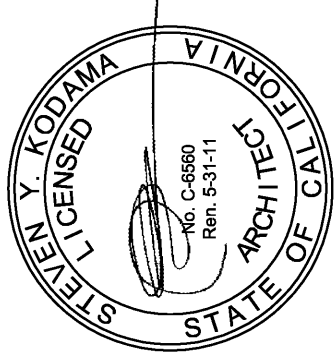
PROPOSED
BUILDING
ELEVATIONS

No.	DATE	DESCRIPTION	BY		SHEET
			CHKD	BY	
1	3.9.11	DESIGN REVIEW	JW	RGR	<div style="display: flex; justify-content: space-between;"> <div> <p>A3.2</p> <p>KD PROJ. NO. 2.1010</p> </div> <div> <p>1/4" = 1'-0"</p> <p>2.1010</p> </div> </div>
2	3.24.11	OWNER REVIEW	JW	RGR	
3	4.15.11	BID PERMIT SET	JW	RGR	





Architects & Planners
619 Sansome Street
San Francisco, California 94111
415.296.1144 tel
415.296.1133 fax



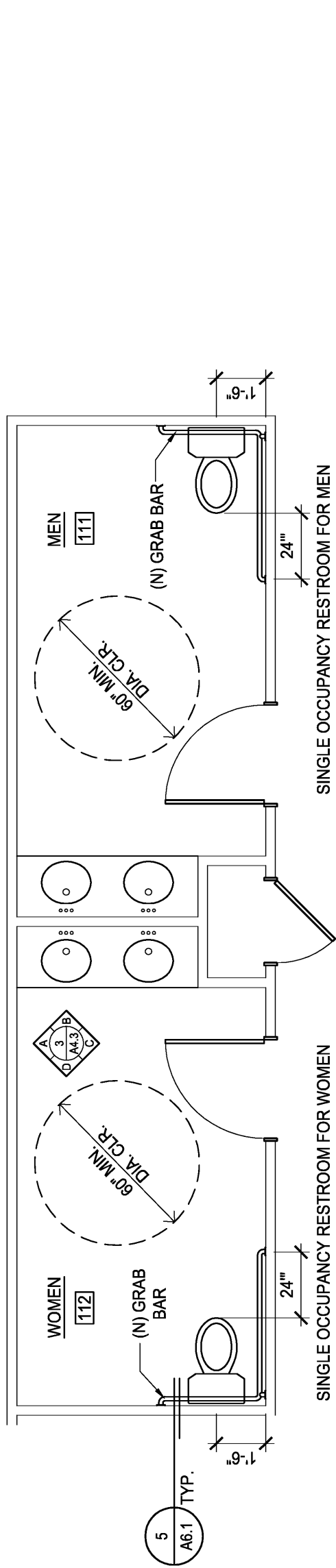
SEAL

INDEPENDENCE PLAZA
Office Building Remodel
701 Atlantic Ave
Alameda, CA

701 Atlantic Ave
Alameda, CA

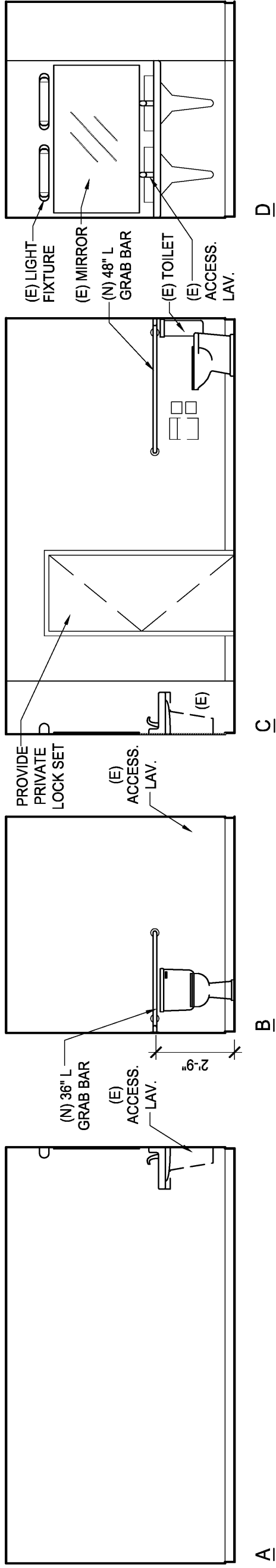
INTERIOR ELEVATIONS

No.	DATE	DESCRIPTION	BY	CHECKED
SCALE 1/4" = 1'-0"		SHEET		
KD PROJ NO. 2-1010		A4.3		



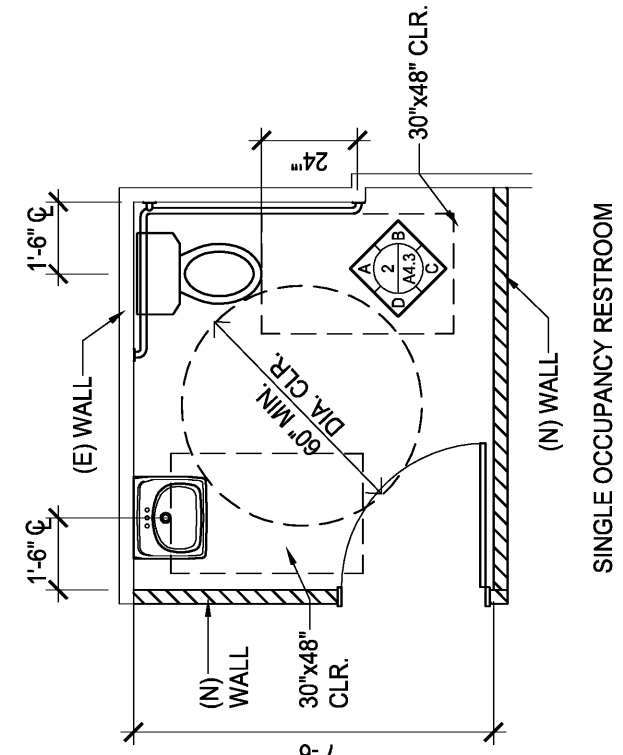
SINGLE OCCUPANCY RESTROOM FOR MEN

SINGLE OCCUPANCY RESTROOM FOR WOMEN

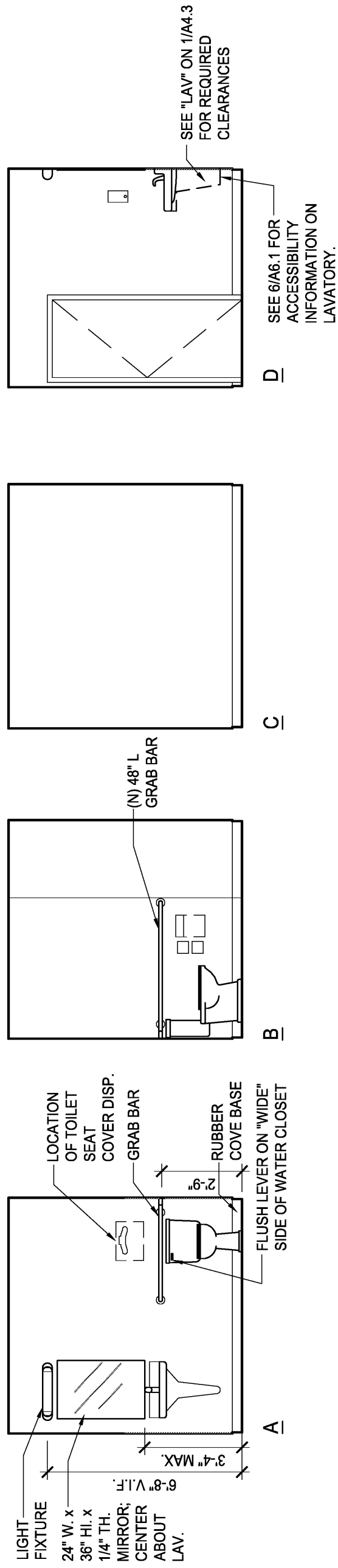


3 (N) FIRST FLOOR RESTROOMS 111 & 112
A4.3 1/4" = 1'-0" (112 IS ELEVATED; 111 IS SIMILAR, O.H.)

(112 IS ELEVATED; 111 IS SIMILAR, O.H.)

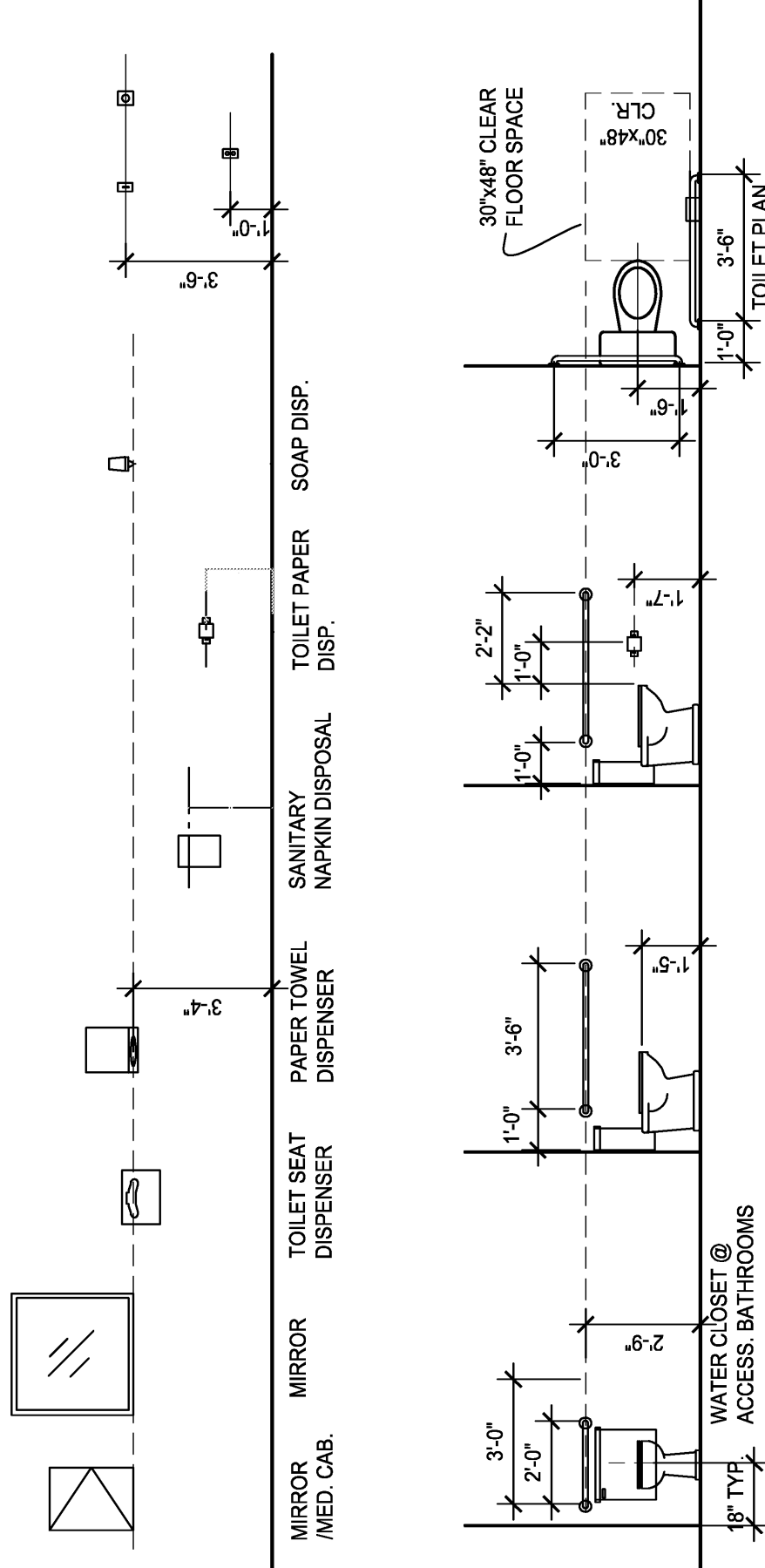


SINGLE OCCUPANCY RESTROOM



2 (N) FIRST FLOOR RESTROOM 134
A4.3 1/4" = 1'-0"

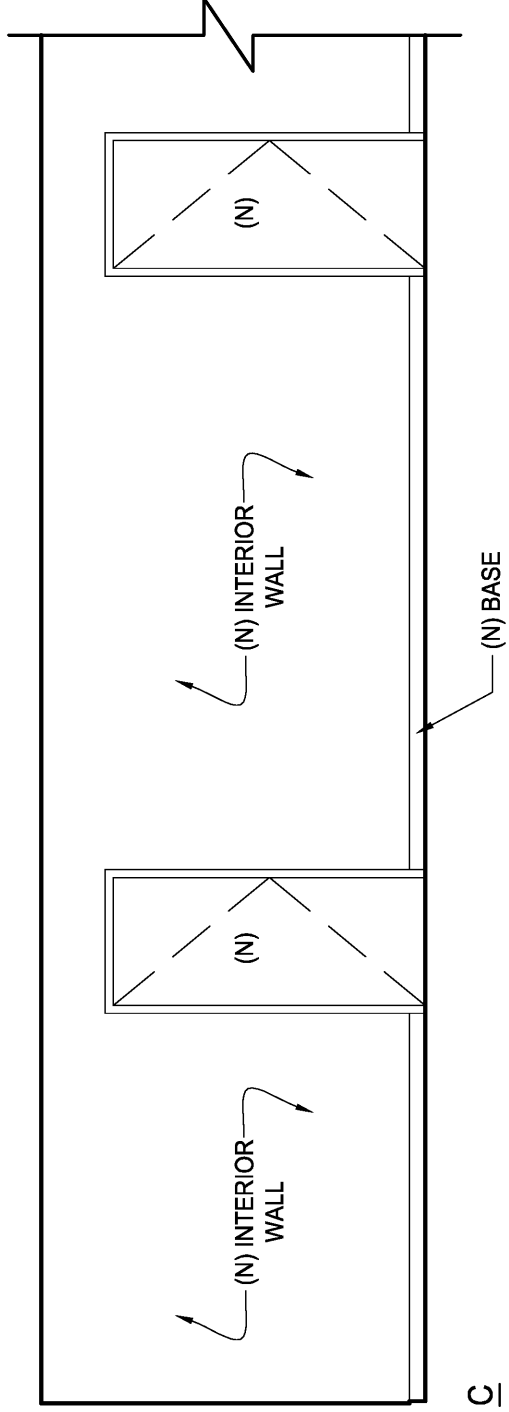
A4.3 $1/4" = 1'-0"$



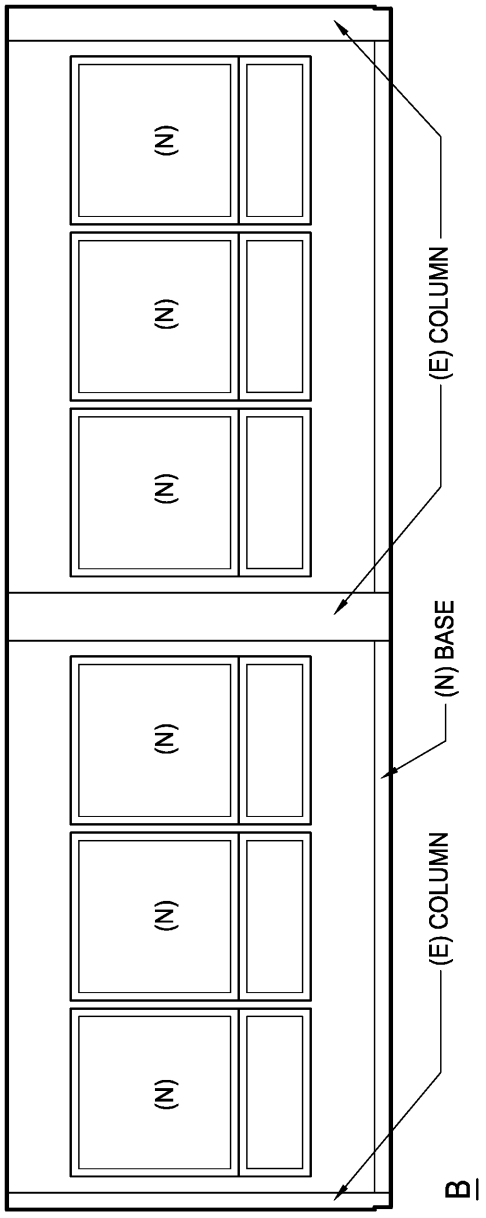
NOTE: THIS DETAIL REFLECTS STANDARD MOUNTING HEIGHTS FOR VARIOUS FIXTURES & ACCESSORIES PER 2001 UBC AMENDMENTS AND I.F.A.S., SEE SPECIFICATIONS FOR LIST OF FIXTURES & ACCESSORIES TO BE PROVIDED FOR THIS PROJECT. PROVIDE SOLID BLOCKING FOR MOUNTING AS REQUIRED. THE REINFORCEMENT WALL SHALL BE CAPABLE OF SUPPORTING A LOAD OF AT LEAST 250 POUNDS.

1
A4.3 1/4" = 1'-0"

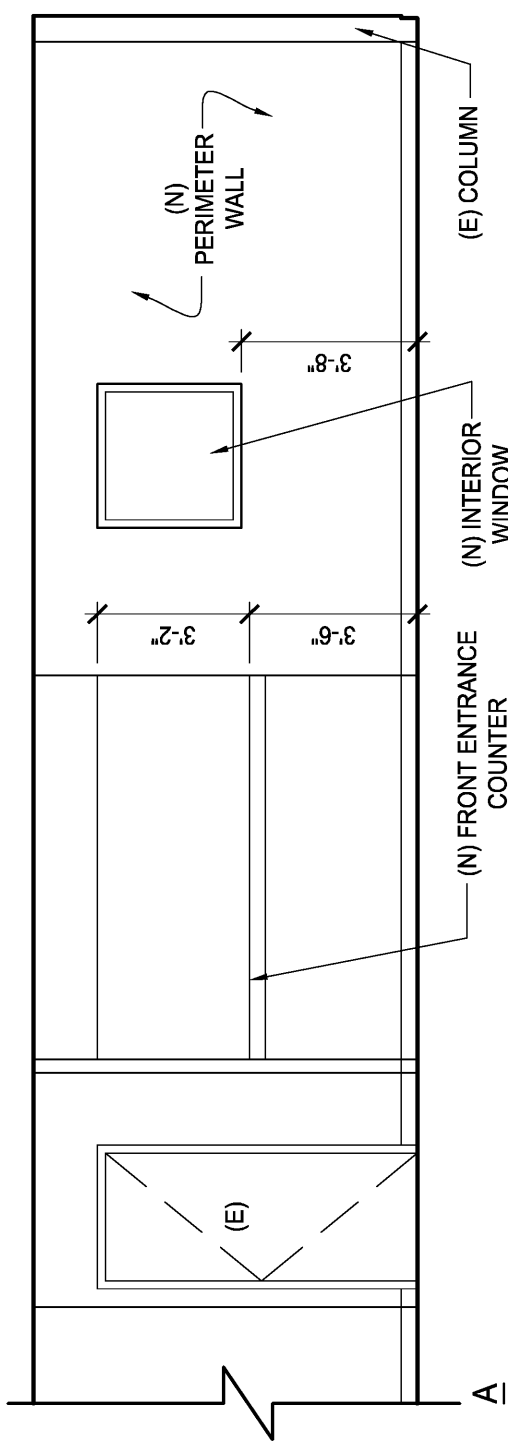
A4.3 $1/4'' = 1'-0''$



(N) BASE

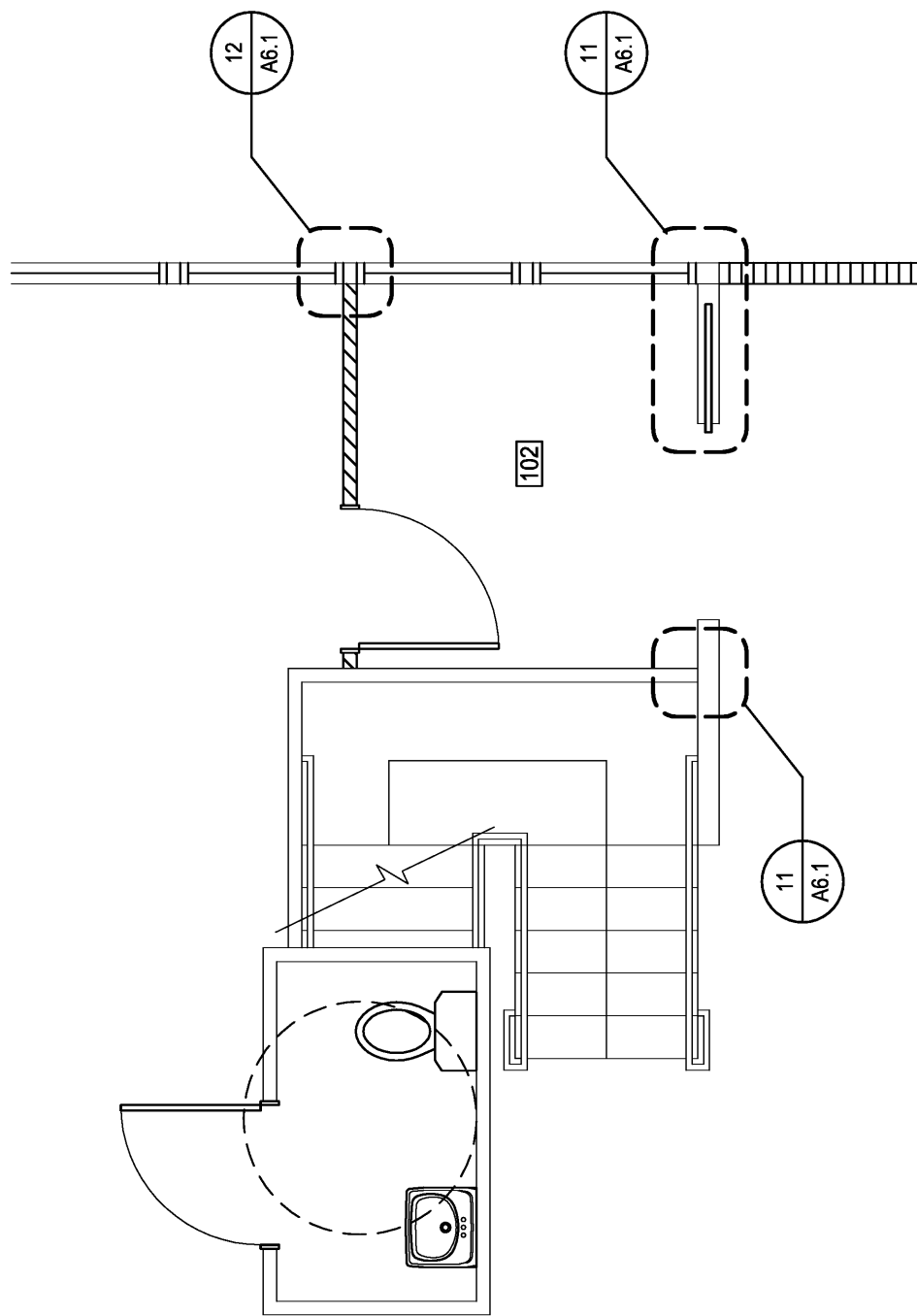


—(N) BASE —(E)



5
A4.3 (N) EXPANDED OFFICE AREA
1/4" = 1'-0"

A4.3 $1/4" = 1'-0"$



4
A4.3

(A4.3) $1/4" = 1'-0"$

